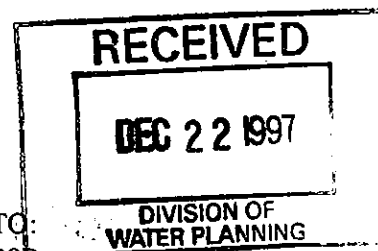




Federal Emergency Management Agency

Washington, D.C. 20472



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 97-09-1129P

The Honorable Joanne Bond
Chairperson, Washoe County
Board of Commissioners
P.O. Box 11130
Reno, Nevada 89520

Community: Washoe County, Nevada
Community No.: 320019
Panels Affected: 32031C3178 E, 3186 E, and
3187 E
Effective Date of **DEC 15 1997**
This Revision:

102-I-C

Dear Ms. Bond:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated August 27, 1997, Ms. Trista Sandoval, Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of detailed hydraulic analyses and updated topographic information along Whites Creek Branches 2 and 3 and Steamboat Creek.

All data required to complete our review of this request were submitted with letters from Ms. Sandoval.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Steamboat Creek from approximately 12,800 feet upstream to approximately 17,700 feet upstream of Short Lane. In addition, we have revised the FIRM to modify the floodplain boundary delineations and zone designations of the flood having a 0.2-percent chance of being equaled or exceeded in any given year along Whites Creek Branches 2 and 3 from approximately 1,700 feet downstream to approximately 3,000 feet downstream of Interstate 580. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, for Whites Creek Branches 2 and 3 and Steamboat Creek increased in some areas and decreased in other areas. The modifications are shown on the enclosed copies of FIRM Panel(s) 32031C3178 E, 32031C3186 E, and 32031C3187 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM dated September 30, 1994, and LOMRs dated April 25, 1995 (Case No. 95-09-263P), and January 24, 1997 (Case No. 96-09-1083P), for the City of Reno and the unincorporated areas of Washoe County, Nevada.

Because this revision request also affects the City of Reno, a separate LOMR for that community was issued on the same date as this LOMR.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and Flood Insurance Study (FIS) report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel rests with your community.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

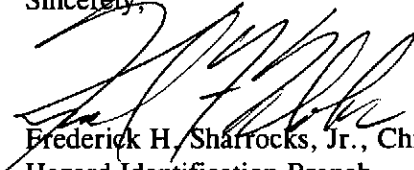
This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Dorothy M. Lacey
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
The Presidio of San Francisco, Building 105
San Francisco, California 94129-1250
(415) 923-7177

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. Mike Grimm of our staff in Washington, DC, either by telephone at (202) 646-2878 or by facsimile at (202) 646-4596.

Sincerely,



Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure(s)

cc: The Honorable Jeff Griffin
Mayor, City of Reno

Mr. Tim Price, P.E.
County Engineer
Engineering Division
Department of Public Works
Washoe County

Ms. Trista Sandoval
Nimbus Engineers



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 97-09-1129P

The Honorable Jeff Griffin
Mayor, City of Reno
P.O. Box 1900
Reno, Nevada 89505

Community: City of Reno, Nevada
Community No.: 320020
Panels Affected: 32031C3178 E and 3186.E
Effective Date of
This Revision: **DEC 15 1997**

102-I-C

Dear Mayor Griffin:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated August 27, 1997, Ms. Trista Sandoval, Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of construction of Phase 2 of the Whites Creek Central Channel along Whites Creek Branches 2 and 3 from approximately 4,200 feet downstream to approximately 6,500 feet downstream (as measured along Whites Creek Branch 2) of Interstate 580 (I-580) and detailed hydraulic analyses and updated topographic information along Whites Creek Branches 2 and 3 and Steamboat Creek. An annexation map previously submitted by Nimbus Engineers shows that a portion of the area of this revision request has been annexed by the City of Reno.

All data required to complete our review of this request were submitted with letters from Ms. Sandoval.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Whites Creek Branches 2 and 3 from approximately 3,150 feet downstream to approximately 3,800 feet downstream of I-580 and from approximately 4,200 feet downstream to approximately 6,500 feet downstream of I-580. We have also revised the FIRM to modify the base floodplain boundary delineations along Steamboat Creek from approximately 10,250 feet upstream to approximately 12,800 feet upstream; approximately 14,550 feet upstream to approximately 14,750 feet upstream; and approximately 15,800 feet upstream to approximately 16,300 feet upstream of Short Lane. In addition, we have revised the FIRM to modify the floodplain boundary delineations and zone designations of the flood having a 0.2-percent chance of being equaled or exceeded in any given year along Whites Creek Branches 2 and 3 from approximately 3,000 feet downstream to approximately 6,500 feet downstream of I-580. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, for Whites Creek Branches 2 and 3 and Steamboat Creek increased in some areas and decreased in other areas. The modifications are shown on the enclosed copies of FIRM Panel(s) 32031C3178 E and 32031C3186 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM dated September 30, 1994, and LOMRs dated April 25, 1995 (Case No. 95-09-263P), and

January 24, 1997 (Case No. 96-09-1083P), for the City of Reno and the unincorporated areas of Washoe County, Nevada.

Because this revision request also affects the unincorporated areas of Washoe County, a separate LOMR for that community was issued on the same date as this LOMR.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and Flood Insurance Study (FIS) report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel rests with your community.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

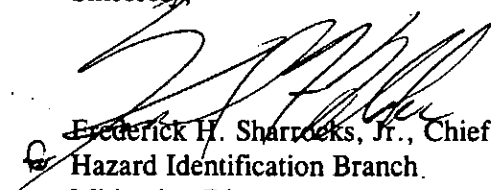
This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

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Sincerely,



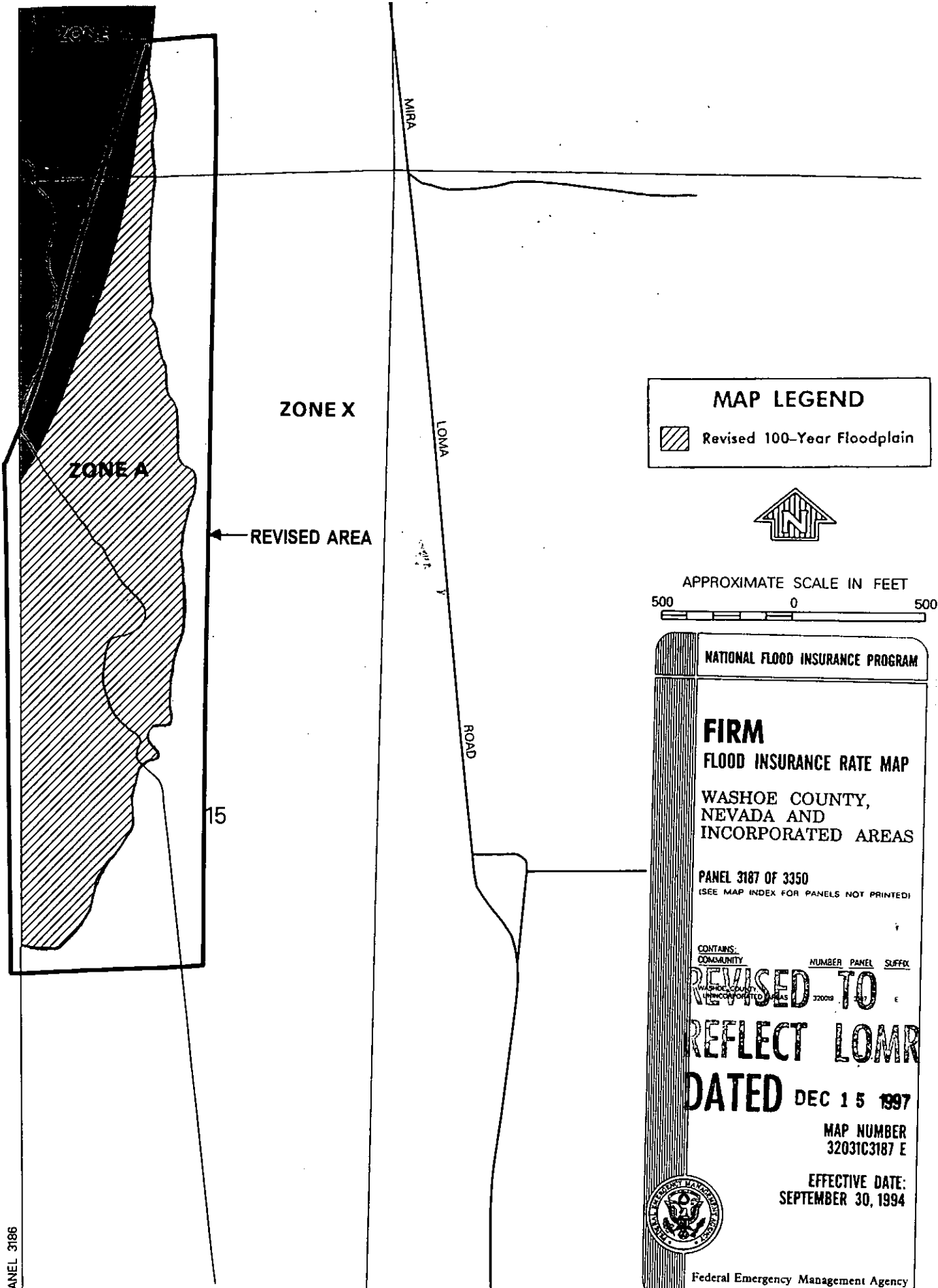
Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure(s)

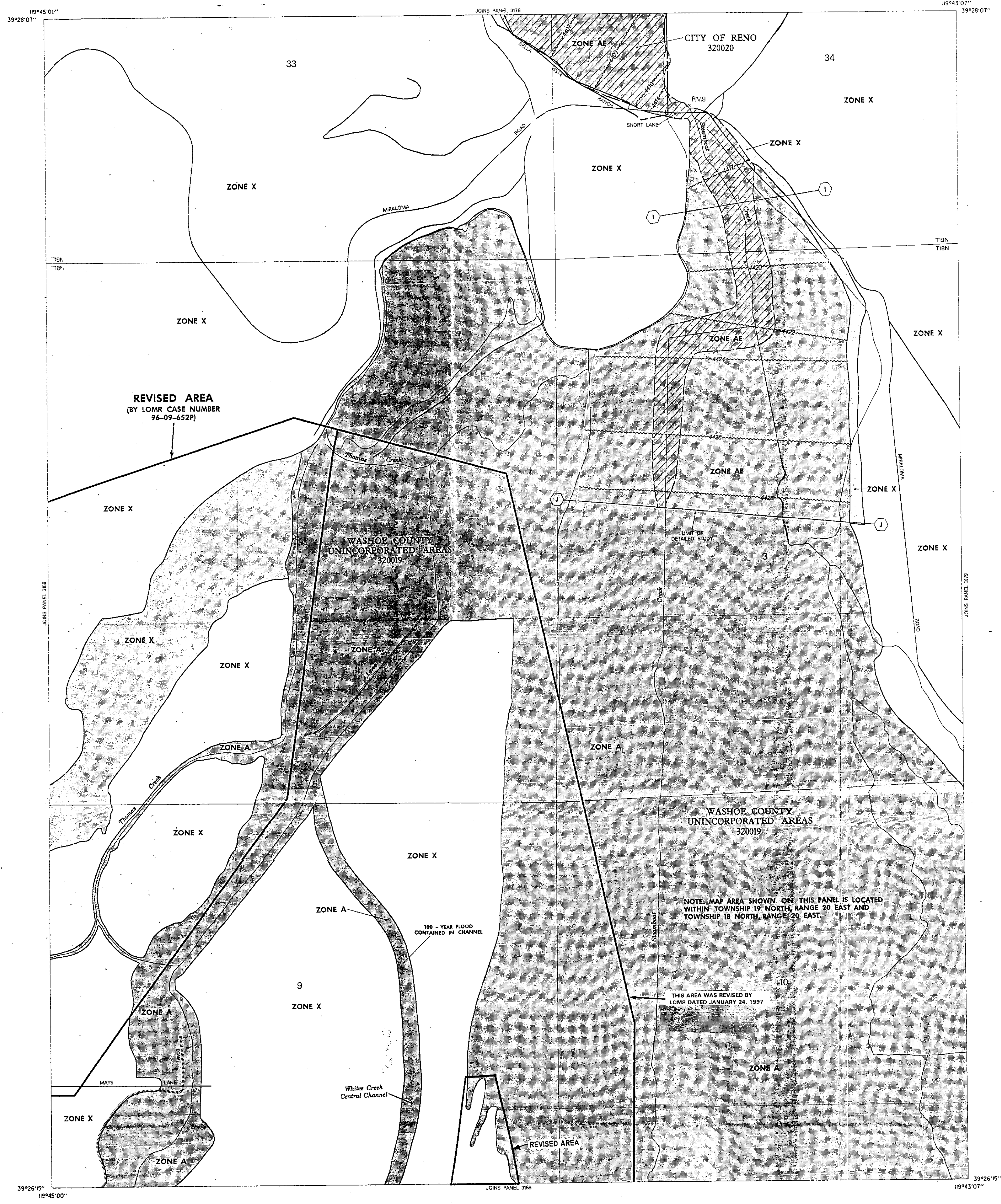
cc: The Honorable Joanne Bond
Chairperson, Washoe County
Board of Commissioners

Mr. Steve Varela, P.E.
City Engineer/Maintenance Director
City of Reno

Ms. Trista Sandoval
Nimbus Engineers



REFERENCE MARK	ELEVATION (FEET NGVD)	DESCRIPTION OF LOCATION
RM9	4417.54	Railroad spike in corner post of fence, located approximately 150 feet east of Steamboat Creek on Short Lane. Established by Towill, Inc.



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